

Energy performance certificate (EPC)

83-95 Emscote Road
Warwick
CV34 5QY

Energy rating

C

Valid until:

15 July 2036

Certificate number:

1369-5958-2124-8747-6241

Property type

Retail/Financial and Professional Services

Total floor area

473 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

70 C

76-100

D

101-125

E

126-150

F

Over 150

G

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	44 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	25.62
Primary energy use (kWh/m2 per year)	219

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9532-9933-9432-0661-3125\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Jeremy Couper
Telephone	01384 397777
Email	info@briarassociates.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007513
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Briar Consulting Engineers Limited
Employer address	Capstan House The Waterfront Brierley Hill West Midlands DY5 1X
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 July 2026
Date of certificate	16 July 2026
